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**CLARIFICATION OF CERTAIN RULES AND REGULATIONS FOUND IN THE  
DECLARATION OF CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS FOR  
ESTATES AT WINDERMERE**

This two-page document constitutes further clarification of certain rules in Article VI of the Declaration of the Estates at Windermere. The Board of Directors, at a meeting held on 10/26/04, adopted the following language. This meeting was properly noticed and a quorum of directors was in attendance. If a specific sub-paragraph of the Article is not addressed below, then no changes or clarification were adopted.

**Article VI**

6.1 Paragraph 6.1 does not apply to rental of portions of the residence that are less than the entire residence and does not restrict the homeowner from conducting business from their home provided such business does not require a significant amount of client visits or product delivery.

6.5 Paragraph 6.5 allows for the loading of, and unloading of, a motor home or similar vehicle within 72 hours of a trip, departure, or return. Also, Paragraph 6.5 allows an owner to enclose the above ground gas tank with landscaping, subject to the approval of the Architectural Review Board.

6.6 Paragraph 6.6 does not require prior approval from the Architectural Review Board for "for sale" signs for the owner's residence if the sign otherwise complies with this provision.

6.8 Paragraph 6.8 only prohibits the types of animal that are not generally considered to be normal household pets.

6.9 The term "landscaping" referenced in this provision refers to all new hardscaping, new substantial or significant softscaping, and permanent removal of substantial or significant softscaping.

"Hardscape", or "hardscaping" is just what it sounds like, hard surfaces. Hardscape includes fences, gazebos and water fountains. Flatwork, a sub-category of Hardscape, consists of areas of asphalt or concrete around the home, such as driveways, patios, and sidewalks. Hardscape consists of the inanimate elements of landscaping, especially any masonry work or woodwork. For instance, stone walls, concrete or brick patios, tile paths, wooden decks and wooden arbors, would all be considered part of the Hardscape. But, by extension, anything used in landscaping that is not part of the softscape can be considered a Hardscape element, including home accents such as water fountains, stone walls, tile patios and brick walkways.

"Softscape" is what you normally think of as landscaping and includes soil, grass and plantings. Softscape comprises the animate, horticultural elements of landscape design, i.e., plants.

"Substantial or significant" is defined as areas of 75 square feet or greater.

6.10 Paragraph 6.10 does not apply to landscaping, notwithstanding the paragraph's title.

6.11 Regarding campers, recreational vehicles, boats, etc., please refer to the rule accompanying Paragraph 6.5. When necessary, on site parking is allowed, except overnight, or in situations where it causes an undue obstruction, including, but not limited to, obstructing a mailbox or driveway.

6.16 The ARB will usually approve commercially available self-adhesive film utilized for U.V. and infrared reduction or for shatter-proofing purposes. The most recent version of this type of film is ceramic based and non-reflective.

6.17 This paragraph will be enforced to the extent allowable under Federal or Florida law.

6.19 Prohibits only permanent or semi-permanent recreational facilities.

6.20 Homeowners should keep their garage doors closed unless such passageway is reasonably in use at the time.

2004

"Association"

Estates at Windermere Homeowners' Association, Inc., a Florida non-profit corporation

By: [Signature]  
Name: DANIEL W. HUMPHRESS  
Title: PRESIDENT

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21st day of December, 2004, by Daniel Humphress, President for Estates at Windermere Homeowners' Association, Inc.

Candida Rosa Triplett  
Notary Public, State of Florida  
My Commission Expires:

Personally Known \_\_\_\_\_ OR Produced Identification  
Type of Identification Produced DL

